

Self-Building Costs

First Stage: Foundations Laid

	Estimated (£)	Actual (£)
Site and preliminary costs:		
Building plot		
Solicitors fees in purchasing building plot		
Site investigations eg trial bores, percolation test		
Surveyor's fee for preparing site plan etc		
Planning application/advertising fees		
Architect Fee		
Building warrant application/percolation test fees		
Access road to plot including surfacing and drainage		
Insurance		
Skip Hire		
Services - Connection fees/supply costs:		
Water (including water for the building works)		
Electricity		
Gas (Mains/LPG)		
Drainage (Mains/Septic tank/Private treatment plant)		
Telephone		
Foundations – Groundwork:		
Foundation (External and Internal + Garage walls)		
Underbuilding		
Backfilling		
Stoning up around the building		
DP Membrane		
Concrete		
Garage floor if there is to be one.		
Other Costs:		
Total Costs: (1st Stage)		

Interim Stage: Kit Erected (Timber Kit Construction only)

	Estimated (£)	Actual (£)
Damp proof course (DPC)		
Kit cost		
Delivery price		
Erection service if needed		
Other Costs		
Total Cost (Interim Stage – Timber Kit Construction)		

Second Stage: Wind and Watertight

	Estimated (£)	Actual (£)
Damp proof course (DPC)		
Scaffolding		
Internal and external timbers/partitions		
Brickwork or Blockwork		
Lintels		
Cavity Trays		
Mixer Hire		
Rendering		
Glazing		
External Doors		
Leadwork		
Ridge-work		
Roof tiling/slating		
Guttering		
Downpipes		
Other Costs		
Total Cost (2nd Stage – Wind & Watertight)		

Third Stage – Completion

	Estimated (£)	Actual (£)
Plumbing & Heating:		
General Pipework		
Boiler		
Central Heating system		
Sanitary Ware		
Electrical:		
Distribution board		
Shower(s)		
Built-in Appliances		
Pendant lights and or fittings		
External Lighting		
Switches		
Smoke alarms (hardwired)		
Ensuite fans		
Bathroom fan		
Earthing / bonding		
Testing / commissioning		
Telephone points		
TV aerial points		
Cable requirements		
Internal Finishes:		
Internal timber finishes		
Plasterwork		
Internal doors		
Flooring		
Decorating		
Kitchen		
Fireplace		

	Estimated (£)	Actual (£)
External Works		
Garage Doors		
Boundary/screen walls and/or fencing		
Steps, paths and patio paving		
Dustbin enclosure/clothes drying poles/drier		
Landscaping		
Driveway		
Other Costs:		
Total Cost (3rd Stage - Completion)		

SUMMARY OF COSTS

	Estimated (£)	Actual (£)
Total Costs: (1st Stage)		
Total Cost (Interim Stage – Timber Kit Construction)		
Total Cost (2nd Stage – Wind & Watertight)		
Total Cost (3rd Stage - Completion)		
Contingency (10%)		
Total Cost of Project		